

TO THE MEMBERS OF THE PLANNING BOARD:

Maria H. Mack, Chair

Robert B. Clendenen, Secretary

Leslie Castrovillari

John A. Riendeau, Vice Chair

Ken Kenerson

Douglas Langdon

ALSO: The Honorable Town Council

Stephen A. Alfred, Town Manager – ex officio member

Kristen Stringfellow, Superintendent of Schools – ex officio member

Nancy E. Letendre, Legal Counsel

L. Vincent Murray, Director of Planning

Dennis Vinhateiro, Principal Planner

Douglas McLean, Senior Planner

Jeffrey O'Hara, Building Official

Dale Holberton, Town Clerk

Jon Schock, Director of Public Services

William Boardman, Town Engineer

Patricia A. Sunderland, Director of Finance

Dorian Boardman, Conservation Commission Chair

Peter Nunes, Historic District Commission Chair

Larry Fish, Economic Development Commission Chair

A regular meeting of the South Kingstown Planning Board will be held on Tuesday, February 18, 2014, at 7:00 p.m. in the Council Chambers, South Kingstown Town Hall, 180 High Street, Wakefield.

A G E N D A

A. ROLL CALL

B. CONSENT AGENDA (CA)

C. APPROVAL OF MINUTES

(CA) **January 14, 2014 Regular Meeting**

(CA) **January 28, 2014 Work Session**

All items listed with (CA) are to be considered routine by the Planning Board and will be enacted by one motion. There will be no separate discussion of these items unless a member of the Board, or a member of the public so requests, in which event the item will be removed from **Consent Agenda (CA)** consideration and considered in its normal sequence on the agenda.

POSTED: February 13, 2014

D. MAJOR LAND DEVELOPMENT PROJECT

- 1. PRE-APPLICATION REVIEW – Wakefield Alzheimer’s Care Facility**, a proposed 72-bed, 61,500 square foot assisted living facility, AP 56-3, Lot 124, located at 521 Main Street, 521 Main Street LLC, owner, PostAcute Partners, applicant
- 2. PRE-APPLICATION REVIEW – 4979 Tower Hill Road**, a proposed 13,500 square foot multi-use (residential / office) development within the Route 1 Special Management District, AP 58-1, Lot 99, located at 4979 Tower Hill Road, Carter Hill Realty, Inc., owner, Jeffrey Sweenor, applicant

E. MINOR LAND DEVELOPMENT PROJECTS

- 1. PRELIMINARY PLAN REVIEW – RIDEM / BSA Minor Subdivision**, a proposed two-lot subdivision based on existing street frontage, AP 61, Lot 1, located on the south side of Worden’s Pond Road approximately two thousand feet west of its intersection with Ministerial Road, Rhode Island Boy Scouts of America, owner, Rhode Island Department of Environmental Management, applicant

F. SPECIAL ITEMS

- 1. TOWN OF SOUTH KINGSTOWN COMPREHENSIVE COMMUNITY PLAN FIVE-YEAR UPDATE – Board Acceptance and Recommendation to the Town Council of Edits Required for State Approval**
- 2. (CA) PRELIMINARY PLAN DRAFT DECISION - Stone Soup Farm – Phase 3**, a proposed seven (7)-lot, Flexible Design Residential Project (proposed single off-site affordable unit), approximately 1,500 feet of private roadway, AP 55-2, Lot 1, located approximately 2,000 feet west of utility pole #26 on South Road, Sand Dollar, LLC, owner/applicant
- 3. (CA) ORDER OF NOTICE SCHEDULING A COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING – Hidden Meadow**, a proposed two-lot subdivision, one existing house, flexible frontage waiver request, AP 13-1, Lot 36, located at 265 Usquepaugh Road, Sylvan J. Vaicaitis, owner/applicant
- 4. (CA) ORDER OF NOTICE SCHEDULING A PRELIMINARY PLAN PUBLIC HEARING – Sheldon Hill (formerly known as Winter Street) Subdivision**, a proposed ten-lot subdivision (nine market rate units and an inclusionary duplex unit), AP 56-3, Lot 77, located on the south side of Winter Street 750 feet east of Kenwood Avenue, Thomas A. Mort, owner/applicant
- 5. (CA) ORDER OF NOTICE SCHEDULING A DEVELOPMENT PLAN REVIEW PUBLIC HEARING – Paul Masse Buick GMC South, Inc.**, a proposed 125-space paved parking / vehicle storage area with a landscape waiver request, AP 18-2, Lot 4, located at 2909 Tower Hill Road, 2909 Tower Hill, LLC, owner, Paul Masse Buick GMC South, Inc., applicant

G. (CA) REPORT OF THE ADMINISTRATIVE OFFICER

ADMINISTRATIVE SUBDIVISIONS recorded during January 2014

Carroll T. Tickner Administrative Subdivision, AP 68-2, Lot 22/Record Lot 10, located on Red Fox Way and AP 68-2, Lot 23/Record Lot 8, located at 1591 Commodore Perry Highway, recorded 1/31/14.

MINOR SUBDIVISIONS recorded during January 2014

Brent Fields Minor Subdivision, AP 86-3, Lot 137, located at 46 Antique Road, recorded 1/29/14.

MAJOR SUBDIVISIONS recorded during January 2014

None were recorded.

H. CORRESPONDENCE

I. COMMENTS - BOARD MEMBERS & PRINCIPAL PLANNER

J. ADJOURNMENT

**CONSENT AGENDA (CA) ITEMS FOR 2/18/14
PLANNING BOARD AGENDA**

C. APPROVAL OF MINUTES

(CA) **January 14, 2014 Regular Meeting**

(CA) **January 28, 2014 Work Session**

Motions for the following (CA) agenda items appear in the Principal Planner's comments dated February 4, 2014:

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NOTE: In accordance with the South Kingstown Planning Board By-laws, Article IV, Section 1: "No items shall be placed on the agenda unless all required documentations have been submitted. Later additions to an agenda must be approved by all members present at the meeting."

**INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST
CALL TTD (401) 792-9642 AT LEAST 72 HOURS IN ADVANCE OF THE MEETING DATE.**